










Offers Over

£200,000

16 Easter Drylaw Drive

Easter Drylaw | Edinburgh | EH4 2QU

An exceptionally charming main door lower villa, located on an established and well-kept residential street, close to excellent amenities, in the Edinburgh's popular Easter Drylaw area. The property would undoubtedly appeal to first time buyers, professionals, young families or those looking to downsize.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation briefly comprises an entrance vestibule opening into a welcoming hallway. To the front, there is a bright and airy reception room featuring a bay window, electric fireplace, and a useful storage cupboard. The property also offers a well-appointed galley-style kitchen fitted with appliances and providing access to the rear garden. There are two generously sized double bedrooms, along with a modern, contemporary shower room. Additional benefits include gas central heating (with a new boiler installed in 2022) and double glazing throughout.



Extras

All fitted floor coverings, blinds and curtains will be included in the sale together with the hob, oven and washing machine.

Gardens & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with a driveway providing off-street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





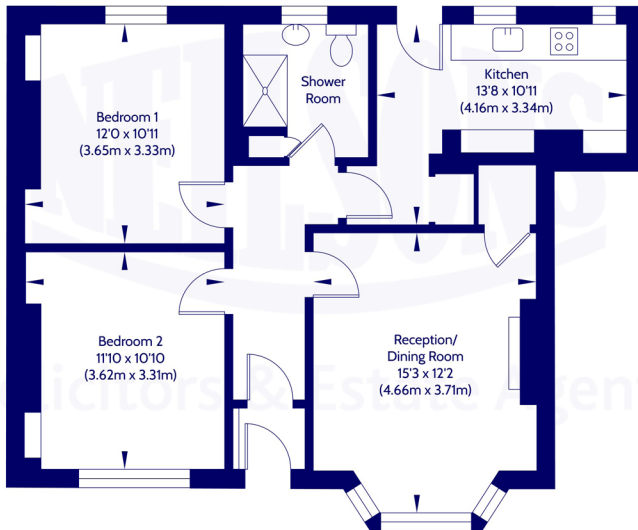
Location

Easter Drylaw is convenient for access to Craigleth Retail Park which hosts many High Street retailer outlets including Sainsbury's, Starbucks, Boots, Homebase and Marks & Spencers. There are two Morrisons supermarkets nearby on Ferry Road and at Granton. The area is well-served by educational establishments and there are many frequent bus services to the City Centre and surrounding areas. The property is within walking distance to the Western General Hospital and is close to Ainslie Park Leisure Centre and The Village Resort both with swimming and sporting facilities. Also within the area there is Inverleith Park, The Royal Botanic Gardens and delightful walks at Silverknowes and Cramond.



Approx. Gross Internal Floor Area 68 Sq M / 729 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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